

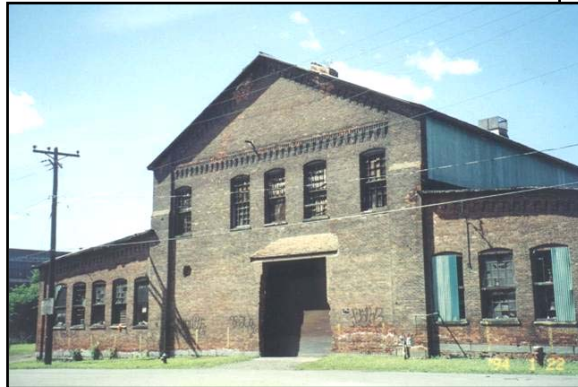


South Troy Brownfields Pilot Program Environmental Phase II Testing Candidate Sites

Scolite

Summary:

This site represents the best opportunity to meet the EPA funding requirement to facilitate redevelopment of land for green or public space. The City owns the property, and has already received a commitment of \$225,000 from the New York State Department of State through the Environmental Protection Fund for design of public enhancements on this property.



Marketability:

The site has strong potential for reuse as parkland given its location, adjacent to the River at the foot of the Canal

Impact:

The deteriorated condition of the historic structures on the site and its current use as a scrap metal recycling facility represent challenges to development and present an eyesore to the adjacent neighborhood.

Investigation:

The investigation is estimated to require collection of 30 to 50 surface soil samples that would be analyzed for semi-volatile compounds, priority pollutant metals, and PCBs.

Total anticipated cost for fieldwork, evaluation, analysis & reporting for this site is \$36,025 or 39% of the total investigation budget of \$93,288.

Physical Characteristics:

- Medium: 5.72 acres composed of a single parcel.
- The site is adjacent to the Hudson River. The Poestenkill Canal forms its northern boundary.
- Good road access is provided by Madison Street along the southern boundary.
- The South Troy Industrial Branch line provides rail access to the property.

Historical:

The buildings on this site have occupied an important place in the history of Troy's iron industry. The building shown in the picture was a rail mill built by the Rensselaer Iron Company. Thought to have been built on the site of an early Dutch settlement known as the "Poesten Bowery," these buildings were part of John Griswold's Rensselaer Iron Company, built circa 1846. Previous iron manufacturers associated with the site include the Troy Vulcan Corporation, the Troy Rolling Mill Company, and briefly, Henry Burden. The company later became known as the Troy Steel and Iron Company (consolidating numerous iron companies) and by 1897 portions of the site, including the rail mill shown above, were occupied by Ludlow Valve. Ludlow became America's largest producer and distributor of valves and hydrants.

Source: Industrial Archaeology of South Troy, prepared by Duane T. Murphy, September 1979.



South Troy Brownfields Pilot Program Environmental Phase II Testing Candidate Sites

South Troy Industrial Park

Summary:

This property is the largest developable vacant property in the City of Troy. The site is owned by the County IDA which has been marketing the site for industrial uses. Slow site sales seem to be caused, at least in part, by concerns about environmental contamination. Using EPA funds to assess this site should help clarify the true costs of environmental remediation and provide the certainty needed to successfully market the site. In addition, use of these funds on this property could create a framework for joint planning between the City and the County to agree on new standards for development in the industrial park, perhaps improving lighting, landscaping and buffering of conflicting uses.



Marketability:

The County is actively marketing the site for sale and development. Sites have sold slowly and perceived contamination seems to be one cause of the slow sales.

Impact:

Portions of the site have been developed as homes for NewPenn trucking and a commercial laundry. The balance of the site is currently vacant. Truck traffic from the site has a negative impact on residential properties, especially at the southern end of the study area as the trucks turn from Main Street on to First Street and continue to the Troy Menands Bridge.

Investigation:

The investigation is estimated to involve the pushing of five geoprobe borings with soil samples analyzed for volatile and semi-volatile compounds and priority pollutant metals. Twenty-four surface soil samples would be analyzed for semi-volatile compounds and priority pollutant metals.

Total anticipated cost for fieldwork, evaluation, analysis & reporting for this site is \$28,525 or 31% of the total investigation budget of \$93,288.

Physical Characteristics:

- Large size: 23.83 acres.
- Most of the site is vacant, a portion has been developed for NewPenn Trucking.
- The site is adjacent to the Hudson River and has significant river frontage.
- Excellent road access is provided by the Industrial Park Road which begins at the southern edge of the site and runs through the site almost to the northern border. The planned South Troy Access Road is likely to continue the access through to the northern border.
- The South Troy Industrial Branch line provides rail access to portions of the property.

Historical:

Site contains no buildings of note.



South Troy Brownfields Pilot Program Environmental Phase II Testing Candidate Sites

King Fuels

Summary:

Redevelopment of this very large property would make a significant improvement to the City's southern gateway. The site is part of a Niagara Mohawk consent order which requires remediation of contamination caused by a manufactured gas plant owned by a predecessor of NiMo. As part of the Brownfields Pilot Program the site will be assessed for contamination caused by other uses.



Marketability:

Marketability of this site is constrained by its current condition, including crumbling buildings with asbestos contamination, the winking tank and overgrown riverside.

Impact:

The site is extremely visible from 787. In particular the 'winking tank' is known throughout the region. Redevelopment of this property would make a significant improvement to the City's southern gateway. Portions of the site are also visible from City neighborhoods nearby residential communities are impacted by truck traffic from the site. This site has been repeatedly identified by neighborhood residents as a high priority.

Investigation:

The investigation is estimated to include four geoprobe borings and twelve surface soil samples all north of the Wynants Kill. Land south of the Wynants Kill has been adequately investigated as part of the NiMo consent order. All samples would be analyzed for semi-volatile compounds and priority pollutant metals.

Total anticipated cost for fieldwork, evaluation, analysis & reporting for this site is \$20,825 or 22% of the total investigation budget of \$93,288.

Physical Characteristics:

- Very large: 20.61 acres composed of two adjacent parcels.
- The site is adjacent to the Hudson River. The Wynants Kill flows through the site.
- There is privately maintained existing road access from Main Street, but no public right of way from the north. Road access is provided by Water Street to the south.
- The South Troy Industrial Branch line provides rail access to portions of the property.

Historical:

This site encompasses the historic Hudson Valley Fuel Corporation's Coke Plant (originally the Troy Citizen Gas Company's Coke Plant), which produced coke and coal gas primarily for the surrounding industrial operations, and remnants of the Bessemer Steel Works buildings that were once part of the Lower Albany (Burden) Iron Works. The coke plant was built on the site of the City's Strawberry Park, and began operation in 1923.

Source: *Industrial Archaeology of South Troy*, Duane T. Murphy, September, 1979.

